

10-0-0961  
U-10-19

AN ORDINANCE  
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-35.007 (1)(c) for of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **DAYCARE CENTER** is hereby granted. Said use is granted to **WILLIAM H. PALMER, SR.** and is to be located at **2392 DONALD LEE HOLLOWELL PARKWAY, N.W.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 177, 14<sup>th</sup> District Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Legal Description**  
**For, Mother Hubbard's Daycare Center & Kindergarteh, LLC**

All that tract or parcel of land lying and being in Land Lot, 177 of the 14<sup>th</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia and being more particularly described as follows:

Commencing at the point of beginning at the intersection of the Southerly Right of Way of Donald Lee Hollowell Parkway (50' R/W) and the Westerly Right of Way of Grand Avenue (30' R/W).

From POINT OF BEGINNING following said Westerly right of Way Grand Avenue and running South  $11^{\circ}52'36''$  West, 69.16 feet to a point; thence, 50.74 feet along the arc of a curve, deflecting to the right having a radius of 85.00 feet and a chord bearing and distance of South  $28^{\circ}58'42''$  West, 49.99 feet to a point; thence, South  $46^{\circ}04'19''$  West, 54.49 feet to a point; thence, 171.04 feet along the arc of a curve, deflecting to the left, having a radius of 215.00 feet and a chord bearing and distance of North  $23^{\circ}17'24''$  East, 166.56 feet to a point; thence, South  $00^{\circ}30'00''$  West, 118.11 feet to a point; thence, along a shared property line, North  $89^{\circ}30'00''$  West, 151.40 feet to a point; thence, North  $00^{\circ}30'00''$  East, 11.50 feet to a point; thence, North  $89^{\circ}30'00''$  West, 75.32 feet to a point; thence, North  $00^{\circ}51'33''$  East, 184.50 feet to a point; thence, South  $67^{\circ}46'31''$  West, 81.00 feet to a point; thence, North  $00^{\circ}51'33''$  East to a point on the Southerly Right of Way of Donald Lee Hollowell Parkway; thence along said Right of Way North  $67^{\circ}46'31''$  East, 131.79 feet to a point; thence, 227.43 feet along the arc of a curve, deflecting to the right having a radius of 425.00 feet and a chord bearing and distance of North  $83^{\circ}06'20''$  East, 224.73 feet to a point; thence, South  $81^{\circ}33'51''$  East, 96.50 feet to the POINT OF BEGINNING.

Containing approximately 130,397 square feet or 2.9935 acres of land more or less.  
Property is subject to all easements and rights of way, recorded and unrecorded.